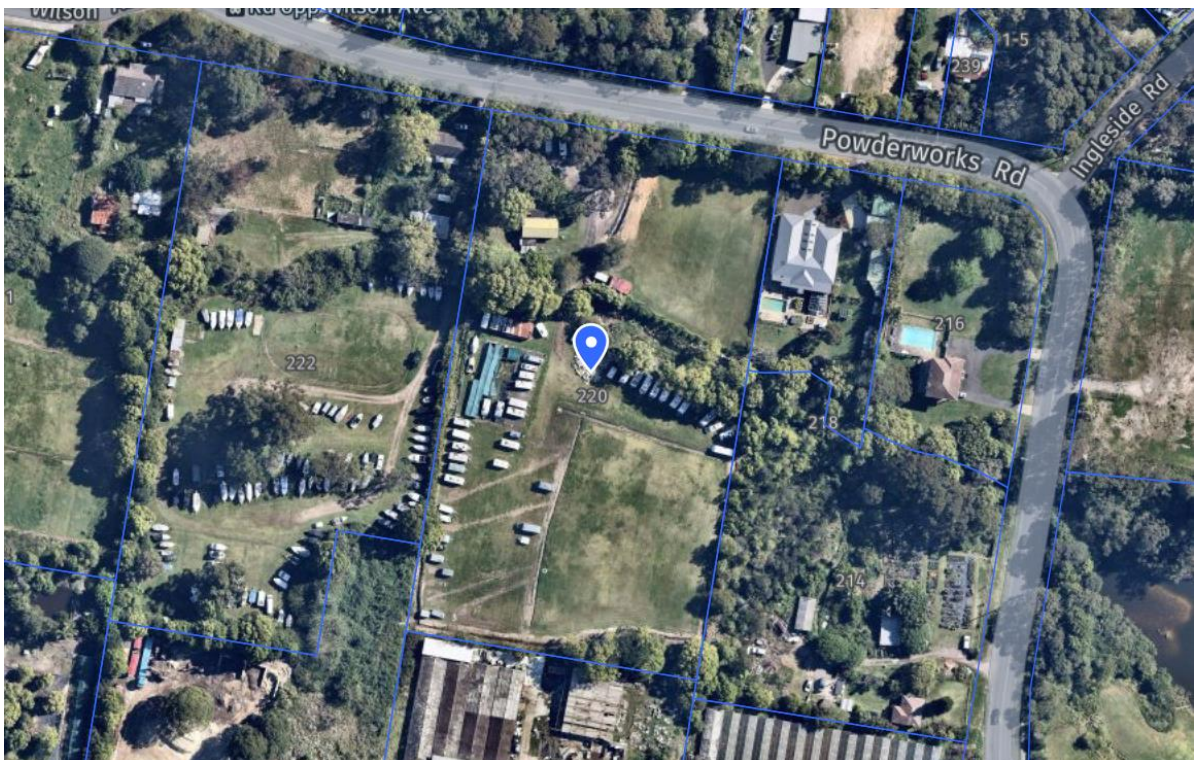


STATEMENT OF ENVIRONMENTAL EFFECTS



Applicant:
Mojo Homes
PO Box 7994
NORWEST NSW 2153

Site Address:
Lot 12 DP 25143
220 Powderworks Road
INGLESIDE NSW 2101

Construction of a Single Storey Dwelling

INTRODUCTION

This Statement of Environmental Effects is submitted to Northern Beaches Council in accordance with the Environmental Planning and Assessment Act 1979, in support of a development application for the erection of a new single storey dwelling containing four (4) bedrooms, children's activities, and open living and dining room, along with an attached garage and outdoor living area.

The site is a large rural allotment, rectangular in shape, with a primary frontage to Powderworks Road, and a total land area of 2032ha. The lot is currently vacant with no trees requiring removal in order to site the proposed dwelling.

The site has a moderate fall towards the rear of the site, with drainage to be directed to an approved system as per the Hydraulic Details.

The neighbourhood generally consists of a mix of residential dwellings of one and two storey construction as anticipated within a recent residential subdivision area.

The proposed dwelling will contribute positively to the surrounding area and the streetscape of Powderworks Road.

ENVIRONMENTAL EFFECTS

The following sections address the matters for consideration as listed in Section 4.15 of the Environmental Planning & Assessment Act 1979. A comment is provided against each relevant matter.

This Statement of Environmental Effects addresses the following relevant Environmental Planning Instruments:

- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan

4.15 EVALUATION

(1) Matters for Consideration – general:

(a)(i) Relevant environmental planning instruments

Pittwater Local Environmental Plan 2014

The LEP is divided into several Parts and the relevant provisions that apply to the subject development are listed, together with a comment with respect to compliance.

The subject site is zoned RU2 Rural Landscape pursuant to Clause 2.1 of Pittwater Local Environmental Plan 2014.

The proposed development is defined in the plan as a ‘dwelling house’, being ‘a building containing only one dwelling’.

The identified zone permits the construction of a ‘dwelling house’ subject to development consent from Council.

Clause 2.3 Zone objectives and land use table

The objectives of the RU2 Rural Landscape Zone are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To maintain the rural landscape character of the land.*
- *To provide for a range of compatible land uses, including extensive agriculture.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

The proposed development is for a low density single storey dwelling on a large rural allotments, being compatible with the existing and future character of the locality. The dwelling is designed to provide a high level of amenity for its residents whilst considering the natural constraints of the site. The proposed dwelling is considered to meet the objectives of the RU2 Rural Landscape Zone.

Clause 4.3 Height of Buildings

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
10.5m	7.948m	Yes

Clause 4.6 Exceptions to development standards

The development does not contravene any development standards with in the LEP.

Clause 5.10 Heritage Conservation

Upon reference to Schedule 5 in relation to local, State or Regional items of heritage significance including conservation areas, it was revealed that the subject property was not identified as having heritage significance or being within proximity of a heritage item.

Clause 5.11 Bush fire hazard reduction

The subject site is identified to be bushfire prone land as per Councils 10.7 Certificate. The design of the residence has been undertaken to incorporate the provisions of Australian Standards. Please refer to attached Bushfire Hazard Analysis Report.

Clause 7.1 Acid Sulfate Soils

The subject property is affected by affected by Class 5 Acid Sulphate Soils. The proposed earthworks are not in excess of 1m and the water table is not anticipated to be affected in this regard. The development is not anticipated to have any specific requirement in respect to Acid Sulfate Soils.

Clause 7.3 Flood Planning

The subject site is located within a flood planning area, however it is understood that an appropriate floor level is proposed to minimise loss or damage in a flood event.

Clause 7.6 Biodiversity

The subject site has not been identified as biodiversity land.

* * *

Conclusion with respect to LEP requirements

The proposal is considered to generally satisfy the relevant objectives and development standards relating to dwelling houses as contained within PLEP 2014.

(a)(ii) Relevant draft environmental planning instruments

There are no draft environmental planning instruments that would prevent the subject development from proceeding.

Pittwater 21 Development Control Plan

The subject site is located within the Ingleside Locality.

SECTION A

A4.6 Locality character statement – Ingleside Locality

Context (extract)

Ingleside remained an isolated small farming settlement until the 1850s. By 1886, land speculation had resulted in the subdivision of land into rural allotments ranging in size from 20 to 640 acres (8 to 259 hectares). In 1923, land in Ingleside was further subdivided and designated for residential development under the Ingleside Heights Plan, with allotments ranging in size from 0.2 to 8 acres (0.08 to 3.2 hectares), although some smaller allotments may exist. This area is now known as the blue-hatched area. In 1951, subdivision of land was restricted to a minimum allotment size of 2 hectares (4.9 acres). In 1991, land at Ingleside was included on the State Government Urban Development Program, although due to environmental and infrastructure difficulties, the land has not yet been rezoned for urban purposes.

The rural residential and bushland character of the locality has remained to the present day. The locality is characterised mainly by dwellings, agricultural, horticultural and like land uses on 2 hectare allotments, although allotments up to 13 hectares are evident. Smaller allotments characterise the blue-hatched area, generally north of Powderworks Road and south of Lane Cove Road. The locality is not fully serviced by sewerage or water mains, or sealed roads.

The locality does not contain any retail centres. The locality contains several schools, a youth centre, Ingleside Scout Camp, Bahai House of Worship, Minkara Retirement Village, and Rural Fire Service, and recreational facilities including the Monash Golf Course and several reserves.

The ruins of the Powder Works, Ingleside House, and vegetation in the vicinity of Manor Road and Mona Vale Road, indicative of the early entrepreneurial and farming history of Ingleside, have been identified as heritage items. The Bahai House of Worship on Mona Vale Road has also been identified.

The locality is characterised by an elevated and undulating plateau. Due to the topography, significant and panoramic views can be obtained to the east. Conversely, the slopes and ridge tops of the locality are visually prominent.

There are extensive stands of natural and secondary regrowth bushland containing flora and fauna habitats, particularly along the ridgelines and creeklines, which have high conservation and visual value. However large areas have been cleared for development.

The natural features of the locality result in a high risk of bushfire and landslip.

The major roads within the locality are Mona Vale Road, Powderworks Road, Lane Cove Road, and Walter Road. Mona Vale Road is a major link with land to the west. Few, if any, pedestrian links and pathways exist within the locality.

The proposed detached dwelling on a large rural allotments of 2,032ha is considered to be within the anticipated character of the ingleside locality area. No trees are identified for removal and the site is not noted to be within any protected or hazardous areas of this release.

The design and style chosen is desired by the market today being of a contemporary nature using appropriate building materials and articulation which ensures that the built form of the dwelling is considered to be an anticipated form of urban renewal not detracting from the surrounding locality.

The proposal does not present any detriment to views or the streetscape setting and environmental issues are considered to be satisfactorily addressed.

This development application is supported by all the necessary documentation to address the relevant environmental triggers of this Plan, such as landscaping and stormwater plans.

The design of the dwelling incorporates interactive living and outdoor areas assisting the ability of the dwelling to integrate with the public domain. The appearance of the dwelling is considered to be appropriate for the area and provides a high level of articulation to the front façade.

The overall design of the dwelling has given consideration to the sites environmental constraints, the amenity of neighbouring properties, views obtained from the site and the streetscape.

The proposed dwelling is considered to be in keeping with the desired character of the Ingleside locality.

SECTION B

B1 Heritage Controls

The subject property is not identified as an item of heritage significance nor within a conservation area.

B3 Hazard Controls

The subject property is identified to be located within a bushfire prone area following reference to Council's 10.7 Certificate. The design of the residence has been undertaken to incorporate the provisions of Australian Standards. Please refer to attached Bushfire Hazard Analysis Report.

The subject site has been identified as being within a flood planning area as per Council's 10.7 Certificate, however it is understood that an appropriate floor level is proposed to minimise loss or damage in a flood event.

B4 Controls Relating to the Natural Environment

The subject site is not identified as being within an area of environmental significance.

B5 Wastewater Management

Drainage from the subject site is to be directed to an approved system as per the hydraulic details. Rainwater tanks are to be provided with the proposal in accordance with the BASIX requirements. Details are included on the accompanying plans.

B6 Access and Parking

The driveway access is considered to be suitably located and will not require the removal of any street trees.

<i>Requirement</i>	<i>Provision</i>	<i>Compliance</i>
Driveway width at boundary to be maximum of 3.0m.	A 4.009m driveway is proposed at the kerb at the entry and exit of the proposed driveway. This is considered necessary to provide necessary access and egress to the property. The proposed driveway is in keeping with all relevant AS standards and poses no detrimental impact outside a compliant proposal. The proposal is set to minimize land usage conflict and provide internal amenity to the residents.	Minor Variation Requested.

Driveway width at kerb to be maximum of 3.5m.	4.009m proposed.	Please refer to above.
2 spaces.	2 spaces within internal garage.	Yes

B8 Site Works Management

Cut and fill within the site is noted on the accompanying plans. An erosion and sediment control plan are attached with this application for Council's consideration. All sedimentation control devices will be in place prior to any site works for the construction of the dwelling or removal of trees.

SECTION C – Development type controls

C1 Design Criteria for Residential Development

<i>Requirements</i>	<i>Provision</i>	<i>Requirement</i>
<u>C1.1 Landscaping</u> 60% of front setback to be landscaped.	>60% of front setback is capable of being landscaped.	Yes
<u>C1.2 Safety & security</u> Casual surveillance of front yard. Be able to view visitor at front door without opening it.	Entry and habitable room windows allow for casual surveillance of the entry approach and street.	Yes
<u>C1.3 View sharing</u>	The proposed dwelling is not anticipated to have any unreasonable impact on views of surrounding properties. Views obtained through the site can still be obtained due to appropriate setbacks. Minimal views are currently available due to the topography of the area.	Yes
<u>C1.4 Solar access</u> 3hrs to POS of proposed and adjoining 9am-3pm. 3hrs to 50% glazing of proposed and adjoining living area windows.	3hrs provided. 3hrs provided.	Yes Yes

<u>C1.5 Visual privacy</u> Upper level to overlook maximum 50% of POS.	No loss of visual privacy anticipated from the proposed development due to the single storey nature and generous setbacks provided.	Yes
<u>C1.6 Acoustic privacy</u>	No significant noise source within direct proximity.	Yes
<u>C1.7 Private open space</u> 80m ² POS Min dimension 3m Principal area 4m x 4m Accessed via living area. Max 75% POS in front yard	>80m ² >3m dimensions. Provided. PPOS accessible from open family and dining room. POS to the rear yard.	Yes Yes Yes Yes Yes
<u>C1.9 Accessibility</u>	Appropriate access to and from the site is available.	Yes
<u>C1.12 Waste and recycling facilities</u>	Adequate area available for bin storage in the side setback.	Yes
<u>C1.20 Undergrounding of utility services</u>	Necessary services/utilities can be provided for the dwelling.	Yes
<u>C1.23 Eaves</u> 450mm eaves required.	Min. 490mm are provided to the dwelling.	Yes

SECTION D – Locality Specific Development Controls

D6 Ingleside Locality

D6.1 Character as viewed from a public place

The design of the proposed residence provides visual interest and incorporates an entry feature to highlight the front door. The front façade does not contain any unarticulated component in excess of 8m.

The bulk and scale of the proposed dwelling has been minimized with appropriate articulation and varied materials provided on the façade and landscaping provided within the front setback. Bins and external services are concealed from the road.

The proposed development includes a front-loaded double garage door of 4.81m with an approximate lot width of 10.29m at the building line, equating to 46.74% of the lot width.

<i>Design Guidelines</i>	<i>Proposed</i>	<i>Compliance</i>
<u>D6.1 Character as viewed from a public place</u>		
Max 8m un-articulated wall	The front façade does not contain any unarticulated component in excess of 8m.	Yes
Two of the following design features to be provided: -entry feature or portico; -awnings or other features over windows; -verandahs, balconies or window box treatment to any first floor element; -recessing or projecting architectural elements; -open, deep verandahs; or -verandahs, pergolas or similar features above garage doors.	Entry feature and projecting architectural features provided.	Yes
Garages behind building line	Garages setback 1.59m	Yes
Garages <50% or 7.5m of lot frontage (whichever lesser).	6.43m (being the lesser).	Yes

<u>D6.3 Building colours and materials</u> Dark & Earth tones	Colour schedule provided with DA of earth tones.	For Councils consideration.
<u>D6.4 Front Building Line</u> RU2 – Adjoining Mona Vale Rd – 30m RU2 – Within ‘blue hatched area’ – 15m <i>RU2 – All other – 20m</i> Other Zones – Merit Assessment	N/A N/A 20.015m to building line. N/A	N/A N/A Yes N/A
<u>D6.6 Side and Rear Building Lines</u> RU2 – Within ‘blue hatched area’ – 2.5m side, 1m other side, 6.5m rear. <i>RU2 – All other – 7.5m</i> RU2 – Within ‘blue hatched area’ adjoining road/reserve – 15m RU2 – All other adjoining road/reserve – 20m	N/A 20.015m to building line. N/A N/A	N/A Yes N/A N/A
<u>D6.7 Building envelope</u> 3.5m up and 45°	Provided.	Yes
<u>D6.10 Landscaped Area - Non Urban General</u> Dwellings – 96% of site area - 400m2.	Provided.	Yes
<u>D6.12 Fences</u> Fencing to be behind the building line. Max. height 1m above ground	N/A - Fencing not proposed as part of this proposal.	N/A

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Conclusion with respect to DCP Requirements

The proposed dwelling is considered to be appropriately designed and sited to achieve the objectives of the design provisions with Pittwater 21 Development Control Plan.

(b) Likely impacts of the development, including environmental impacts on both the natural and built environment of the locality.

The following matters are considered relevant when considering onsite impacts.

Siting and Design

The proposed single storey development will be compatible in terms of height, bulk and scale with surrounding developments within the area.

The siting of the dwelling provides generous boundary setbacks, contributing to spatial separation and openness between the dwellings. The articulated design of the dwelling will limit the impact on the adjacent properties in terms of bulk, privacy and overshadowing and will not dominate any perceived views enjoyed by others.

The front façade is appropriately articulated and contains a variety of roof forms and elements and a central entry feature. In this way, the proposal provides a clear definition of the entry and provides varied shadow lines due to the different construction elements and finishes.

Sedimentation Control

Due to the topography of the site, excavation will be required for the construction of a level building platform, as shown on the development plans. All disturbed areas will be provided with sedimentation controls in the form of geofabric fencing and/or stacked hay bales. Soil erosion control measures can easily be provided in accordance with Council's policy with compliance required as a condition of consent.

Waste Minimisation

All waste will be deposited within the waste receptacle in accordance with the waste management plan attached to this application.

Noise and Vibration

All work will be undertaken during hours specified within the development consent. No vibration damage is envisaged occur during construction.

(c) The suitability of the site for the development

The subject site is within a new residential area, within reasonable driving distance to local commercial, retail and transport facilities. The existing road network provides easy access to all locations.

The single storey dwelling, the subject of the application, can be constructed with all services necessary and has been designed to suit site constraints and the character of the surrounding residential setting.

The dwelling is permissible with development consent under the provisions of Pittwater LEP 2014, and generally satisfies the objectives of the relevant development control plans as discussed above.

(d) Any submissions made in accordance with this Act or the regulations

Council will consider any submissions received during the relevant notification period for this development application.

(e) Public interest

As this proposal can reasonably satisfy the objectives of all relevant planning instruments and development control plans, approval of the subject development is considered to be in the public interest.

CONCLUSION

The residential use of the site is permissible with development consent under the provisions of Pittwater LEP 2014 and can satisfy the objectives of the relevant development control plan.

It is considered that the construction of a new single storey dwelling will complement and blend with the existing, and likely future character of Ingleside. The proposal is not expected to have an adverse impact on the surrounding natural or built environment.



Frederick W. Bekker
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Local Consultancy Services Pty Ltd
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